rel. 724755 (ext. 262/264)

##

PLANNING DEPARTMENT, BLOCK 2, IRISH LIFE CENTRE, LR. ABBEY STREET, DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, XXXXXXXX 1963-1983:

Delany MacVeigh & Pike,	Pariana P. C.	YA 1413
Clyde House.	Register Reference No	6 6 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
15 Clyde Road,	Planning Control No Application Received	16/8/83
Dublin 14:		•
Applicant Okandl Estates Ltd:		21/2/8/4
In pursuance of its functions under the above-mentioned the County Health District of Dublin, did by order, P/ .423/decided to refuse:	Acts the Dublin County Council boin	a the Planning Aughture
QUILLUE RERIVISSIQUE	PERMISSION ************************************	هرمانعه أرادا والمجاور والمحاسر
For Proposed residential development of		
. Edmondstown Road and Moyville Estate, Dubl for the following reasons:	in 14:	
2. The proposed junction onto the space would endanger public safety by reason of a Development Plan Standards cannot be provided 3. No provision has been made for the co-or lands located in an area zoned "to provide f with approved action area plans in the Count contrary to the proper planning and development.	dination of this development or residential development y Development Plan and the tent of the area.	ent with adjoining t" in accordance us would be
4. The layout proposed indicates an unsatis affected by a steep escarpment crossing the	factory layout for back g site.	ardens which are
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Signed on behalf of the Dublin County Council for Dat	PRINCIPAL OFFICER	• • • • • • • • • • • • • • • • • • • •
n _{at} .	e 71 at Rahmann 2004.	
NOTE: (1) An appeal against the decision may be made to Ar	Rord Planala by the applicant with	

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT, BLOCK 2, IRISH LIFE CENTRE, LR. ABBEY STREET,

Date. 21st February, 1984r

Notification of Decision to Grant Permission/Approved

Local Government (Planning and Development) Acts, ASSECTION 1983:

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Delany l	MacVeigh & Pik	4,		Decision (Order Ind Date P./423/ 8	344 21/2/8 4
Clyde H	ouse,		-			
15, Cly	ie Road,		****	Register Reference No. YA 1413 Planning Control No.		
Dublin (6	••••	en e	Application	n Received on	16/6/83
Applicant	Kandi.Estates	.L.cd	в — Н	Add, In	f. Rec. t. up tod incl.	18/11/83
In pursuand he County Hea	ce of its functions unline of District of Dublin	nder the above	mentioned Ac	ts, the Dubli	n County Council, bei cision to grant Permis	ng the Planning Authority f
	Residential d	ievelopmen	cof 36no.	semi-det	eched houses wi	th access off
Edmondstor	m Road and Moy					
					e e ee ee ee ee	
SOBJECT TO TE	IE FOLLOWING CON					
	CO	NDITIONS	ه - به ـــ ن ر - نیان این		REASONS I	OR CONDITIONS_
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cation, save hereto. That before Bye-Laws to	velopment to be car ans, particulars and a as may be require development common be obtained and a the development.	specification ed by the other	lodged with the conditions	ne appli- attached	accordance wit effective contro	the development shall be in the permission and the last last last last last last last last
with the pill cation, save hereto. That before Bye-Laws to observed in	ans, particulars and a as may be required as may be required development common be obtained and a	specification ed by the other order of the other order ord	lodged with the conditions valuates and the conditions valuates and the conditions are th	ne appli- attached Building al to be	accordance with effective control of the control of	h the permission and the last section and the last
That before Bye-Laws to observed in That a finar be paid by the of provision developmen	ans, particulars and a second as may be required development common be obtained and a the development.	specification ed by the other mences approval conditions the sum of ublin County Count	lodged with the er conditions val under the of that approve dwelling unit £27,720 ouncil towards real of the property this constitutions.	e appli- attached Building al to be the cost roposed	2. In order to o Services Acts, 3. To prevent una 4. The prevision of the Council we development it that the development in that the development is the council we have the development in the council we have the council we ha	h the permission and the last maintained. comply with the Sanitar 1878-1964. uthorised development. such services in the area bill facilitate the proposed is considered reasonable loper should contribute
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IMPORTANT: Turn overleaf for further information

- 5. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including maintenance until taken-in-charge by the Local Authority of roads, open space, carparks, sewers, watermains or drains has been given by:
 - (a) Lodgment with the Council of an approved Insurance Company Bond in the sum of £30,000. (Thirty thousand pounds),

which shall be renewed by the developer from time to time as required during the course of the development and kept in force by him until such time as the roads, open space, carparks, sewers, watermains and drains are taken-in-charge by the Council.

Or/

(b) Lodgment with the Council of a cash sum of £20,000. to be applied by the Council at its absolute discretion, if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specification.

Orl

(c) Lodgment with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority.

and such lodgment in either case has been acknowledged in writing by the Council.

Note: When development has been completed, the Council may pursue the Bond to secure completion of the works required to bring the estate up to the standard for taking-in-charge. 5. To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:

An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Gral Hearing of an appeal must, in addition to (1) ove, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 en Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT, BLOCK 2. IRISH LIFE CENTRE, LR. ABBEY STREET, DUBLIN 1.

Notification of Decision to Grant Permission Approxed

Local Government (Planning and Development) Acts, 1963-1982-1963-1983

To.	Delany MacVeigh & Pike,	 Decision Number a 	Order and Date P/423/.	84A - 21/2/84 ::
•••	Clyde House,	Register f	Reference No	
• • •	15 .Clyde .Road,	Planning	Control No.	, , , , , , , , , , , , , , , , , , ,
	Dublin 14:	Applicatio	on Received on	16/8/83
Ap	Okandi Estates Ltd:		nf. Rec.	
			xt. up to & inc	
the	In pursuance of its functions under the above-mentioned A county Health District of Dublin, did by Order dated as abo	icts, the Dubli ve make a de	in County Council, bei ecision to grant Permi	ng the Planning Authority fo ssion/∳eggeyal for:-
:	Proposed residential developmen			
	off Edmondstown Soad and Hoyville Estate,			u, 42446600 . V44436 .45650 #4

50	IBJECT TO THE FOLLOWING CONDITIONS	• - 	. ,	
	CONDITIONS	• .	REASONS	FOR CONDITIONS
				·
6.	That all necessary measures be taken by the contractor to the spillage or deposit of clay, or other debris on adjoin during the course of the works.		6. To protect the	amenities of the area.
7.	That all public services to the proposed development, electrical, telephone cables and equipment, be located unstable throughout the entire site.		7. In the interest	of amenity.
8.	That public lighting be provided as each street is oc accordance with a scheme to be approved by the County Couto provide street lighting to the standard required by the Council.	uncii so as	8. In the interest	of amenity and public safety.
9.	That no dwellinghouse be occupied until all the services he connected thereto and are operational.	nave been	9. In the interest development of	of the proper planning and the area.
10.	That the area shown as open space be levelled, soiled, se landscaped to the satisfaction of the County Council a available for use by residents on completion of their dwe	ind to be	10. In the interest development o	of the proper planning and fithe area.
11.	That the water supply and drainage arrangements, includisposal of surface water, be in accordance with the require the County Council.		11. In order to o	comply with the Sanitary 1878 - 1964.
				(Contd)
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Sig	med on behalf of the Dublin County Council	<u>.</u> .	- 	<i>Y</i>)
~14	and the source of the best best best by best by best by best by the second of the seco	e sali e e e e e e e e e e e e	Fo	Principal Cificer
			Date 21st Feb	ruary, 1984;

IMPORTANT: Turn overleaf for further information

- 12. That all watermain tappings, branch connections, swabbing and chlorination, be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the County Council before any development commences.
- 13. That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
- That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
- 15. That the developer shall construct and maintain to the Council's standard for taking in charge, all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains forming part of the development, until taken in charge by the Council.
- 16. That houses nos. 1-12 inclusive taking access from Edmondstown Road, be provisonally excluded from the proposed housing development, pending the submission of an acceptable and comprehensive development scheme for lands fronting Edmondstown Road.
- 17. That details of a specification and the location of a pallisade feace be submitted and agreed with the Parks Department of Dublin County Council before commencement of development. An 1.8m. high pallisade fence to be provided along the northwest boundary of the open space adjoining site no. 13.

- 12. To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development, it is considered reasonable that the Council should recoup the cost.
- In the interest of the proper planning and development of the area.
- 14 In the interest of visual amenity.
- 15. In the interest of the proper planning and development of the area.
- 16. In the interest of the proper picaning and development of the area.
- 17. In the interest of the proper planning and development of the area.

(Contd.)

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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Approval of the Council under Building Bye-laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT, BLOCK 2, IRISH LIFE CENTRE, LR. ABBEY STREET, DUBLIN 1.

Netification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts 4968 1963-1983:

Delany MacVeigh & Pike,	Decision Or Number and	der p/423/84A	21	/2/84
Clyde House,	Register Re	ference No	YA 1413	. 4
15 Clyde Road,	'	ontrol No	-	
W. 44 44		Received on	4点/数/数名	
	Add. Inf.	Rec.	18/11/83	•••••
pplicant Re Okandl Estates Ltd.	Time Ext	eup to delact.		
In pursuance of its functions under the above-mentioned ne County Health District of Dublin, did by Order dated as	above make a d	lecision to grant Permi	SSION ADDITOVA	£ 101.—
Proposed residential devel	operat of 3	ino. seul detache		
off Edwardstown Road and Noyville Estate	. Didlin 14	8		· 女体叫行
SUBJECT TO THE FOLLOWING CONDITIONS	ing same and the s			
CONDITIONS		REASONS FOR	R CONDITIONS	
		## 45 45 A	A A A A A A A A A A A A A A A A A	. wraz sa ¶
. That a detailed landscape proposal plu	is specifi-	ill. in the inc	EKGBE DY. AT	Bust
ntion (to include vegetation and open spacen measures) be submitted after consultiva	e protect.	Sircisi e à s		
on measures) be substitled at our commences of the commences	wit of	(A) (A) (A) (A) (A) (A) (A) (A) (A) (A) (A)		* * *
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ake to pay a financial contribution in the	s sum of	k		
300, per house countds the development of	the public	u		
pen space. This contribution to be paid pu	cior to			
examenement of development.	•			
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9. That a scheme of street tree pleating	be aub-	19. In the int	girse of A.	4 10 14 15 15 15 1
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arks Department prior to the communement	QL ,			• .
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d purface water outfall to the Gwendoher	the propose River.	21. In order t Samitary Service	o comply w les Acts, 1	ith the
d surface water outfall to the Gwendoher	the propos- River. ds not in	21. In order t Samitary Service	o comply w les Acts, 1	ith the
ed surface water outfall to the Gwendoher landese details including yayleaves over landese applicants control/be submitted for eg	the propose River. ds not in reczent to	21. In order t Samitary Service	les Acto _s 1	ith the 875-196
it. Applicants to submit full details of a surface water outfall to the Gwandoher has details including yayleaves over lanche applicants control/be submitted for agained Sanitary Services Department of Dublin Louncil before dayelopment commences on the	the propose River. ds not in recment to County	21. In order t Samitary Service	les Acto _s 1	ith the 875-196
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these details including wayleaves over lanche epplicants control/De submitted for egoine Sanitary Services Department of Dublin Council before development commences on the control before development commences on the control.	the propose River. ds not in recment to County e site.	Samitary Service	(Contd.	ith the 875-196

- Applicant to subsit full dotails of the proposed treatment of the "Mill Stream" as it affects the proposed development and proposals for the treatment of the stream to the Samitary Services Department before development commences.
- 22. That a financial contribution in the sum of £700. per house (ie. £25,200.) be paid by the proposer to the Dublin County Council towards the cost of road improvements in the area; this contribution to be paid before the commencement of development on the site.
- 23. That the estate roads be built to the Dublin County Council's standards for read development works. All house sites shall have a maximum driveway gradient of less than 5%.
- 24. That full details relating to location design end structural details of the proposed retaining walls located at the west side of the carriageway serving sites nos. 13-28 and also retaining walls located on house sites he submitted to the Building Control Department, Dublin County Council, for approval before development commences on this site after consultation.

- 22. In the leterest of the proper planning and develop- ment of the area.
- 23. In the interest of the proper planning and development of the area.
- 24. In the interest of the proper planning and development of the area.

NCTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

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Tel. 724755 (ext. 262/264)

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PLANNING DEPARTMENT, BLOCK 2, IRISH LIFE CENTRE, LR. ABBEY STREET, DUBLIN 1.

NOTIFICATION OF A DECISION TO REFUSE:

CHARLESTERMIZELYNX PERMISSION: ARRESTAL

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, XXXXXXXX 1963-1983:

Delany MacVeigh & Pike,	Register Reference No	YA 1413
Clyde House,	Planning Control No	a company of the second se
15 Clyde Road,	Application Received	
Dublin 14:	Additional Information Received	18/11/83
ApplicantOkandl Estates Ltd1	Time Ext. up to & incl.	21/2/\$4
In pursuance of its functions under the above-menthe County Health District of Dublin, did by order, Padecided to refuse:	ationed Acts, the Dublin County Council, being	the Planning Authority for .21/2/84
SHATHINE REPUMESION	PERMISSION XXXXXXXX	
For Proposed residential developm	ent of 12 scmi detached houses w	ith access off
. Edmondstown Road and Moyville Estate for the following reasons:	Dublin 14:	and the second of the second o
2. The proposed junction onto the standard endanger public safety by reason Development Plan Standards cannot beproach. No provision has been made for the lands located in an area zoned "to pro	of a traffic hazard as vision sovided. co-ordination of this developme vide for residential development	plays to nt with adjoining " in accordance
with approved action area plans in the contrary to the proper planning and de		s would be
4. The layout proposed indicates an useffected by a steep escarpment crossin	* •	rdens which are
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•		
	\mathcal{D}_{\sim}	
Signed on behalf of the Dublin County Council		
	for PRINCIPAL OFFICER	• • • •
•	Date21st. February, 19841.	• • • • • • • • • • • • • • • • • • •

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala by the applicant within one month from the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and hould be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal lodged by an applicant or agent with An Bord Pleanala will be invalid unless accompanied by a fee of £30 (Thirty Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £30 (Thirty Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

FUTORE PRIMI LIE.

17th January, 1984,

Delany MacVeigh & Pike, Clyde House, 15, Clyde Road, Dublin 4.

Re: Proposed residential development of 48 semi-detached houses with access off Edmondstown Road and Moyville Estate. Dublin 14 for Okandl Estates Ltd.

Dear Sirs,

With reference to your planning application received here on 16/8/'83 (additional information received 18/11/'83, letter of extension period received 17/1/'84), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including the 21/2/84.

Yours faithfully,

for Principal Officer

14th October, 1983.

Delany MacVeigh & Pike, 15, Clyde Road, Dublin 4.

RE: Proposed residential development of 48 semi-detached bouses at Edmondstown Road, Dublin 14, for Okandi Estates Ltd.

Dear Sir,

With reference to your planning application received here on 16th August, 1983, in connection with the above, I wish to inform xxxxx you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1982, the following additional information must be submitted in quadruplicate:-

- 1. Applicant to submit written permissions from the owner of Moyville Estate to connect into the foul and surface water sewers on this estate and that access to the proposed development is available with the owners consent.
- 2. Applicant to submit long sections along roads serving nos. 1-12 and 13-28 plus a number of cross sections to show the relative levels of houses along the roads and also to show relative levels of houses nos. 13-28 to the existing houses in Moyville Estate. Details of any retaining wells required to be submitted. Cross sections of house sites nos. 1-12 are also required to show rear gardens with a fully utilisable rear garden with a 10.7m. depth.
- 3. Applicant to submit details of the proposed treatment of the boundary of the open dpace area at the north-west corner of the site where it adjoins the escarpment, after discussions with the Parks Department of Dublin County Council.
- 4. Applicant to submit details of proposals for protective fencing between the estate road serving houses 13-28 and the edge of the escarpment behind houses nos. 1-12.

(Cont....)

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5. The applicant to submit a new public notice in the following terms:-

"Co. Dublin - Permission sought for residential development of 48 semi detached houses with access off Edmondstown Road and Moyville Estate, Dublin for Okandi Estates Limited".

6. The proposed access does not provide for the normal vision splays of 90 metres from a setback of 4.5 metres. The developer to clarify how he proposes to provide a safe access onto Edmondstown Road.

Please mark your reply "Additional Information" and quote the Reg. Reg. No. given above.

Yours faithfully,

for Principal Officer.

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